

# ZC 14-12

## Washington, DC

---

Submitted by the District of Columbia Zoning Commission

Comments to the Zoning Commission

**Commission meeting date:** March 5, 2015

**NCPC review authority:** 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

**Applicant request:** Approval of report to the Zoning Commission

**Delegated / consent / open / executive session:** Delegated

**NCPC Review Officer:** J. Hinkle

**NCPC File number:** ZC 14-12

## **Project summary (From DCOP report):**

EAJ 1309 5th Street LLC (the “Applicant”) has submitted a Consolidated Planned Unit Development (PUD) and Zoning Map Amendment to construct a new movie theatre and office space on top of the existing Union Market building, referred to as the “South Building.” The application also includes a First Stage Planned Unit Development that would accommodate the second phase of development on the north portion of the property, the mixed-use “North Building”. The development proposes to keep Union Market (“Market”) operational throughout construction, and emphasize the distinct programs in the structure with “sliding” stacked volumes.

### **South Building (Consolidated PUD)**

- A mixed use building with three distinct sliding volumes: the existing two story Market would continue to serve as ground floor retail; the Angelika Film Center would be located in a volume above the Market; and four levels of office would be located above the theatre;
- A proposed height of 120 feet and proposed maximum FAR of approximately 2.52;
- The Market would retain its existing 55,600 square feet gross floor area, the theatre would have a maximum area of 42,000 square feet, and the office space will have up to 216,400 square feet of area. The total area for the South Building would be up to 216,400 square feet; and
- Parking would not be provided under the South Building.

## Project summary continued (from DCOP report):

### North Building (First Stage PUD)

- Two alternatives have been provided that would allow either: 1) nine stories and a maximum of 290,000 square feet of office use; or, 2) ten stories and up to 290,000 square feet of residential use;
- Both options would have up to 325,000 square feet of area with a maximum FAR of 3.78;
- A height of 120 feet;
- Ground floor retail consisting of 25,000 to 35,000 gross square feet; and
- Below grade parking providing approximately 300-475 spaces.

Continued hearing is scheduled for February 11<sup>th</sup>.

# NEIGHBORHOOD VISION

## SMALL AREA PLAN





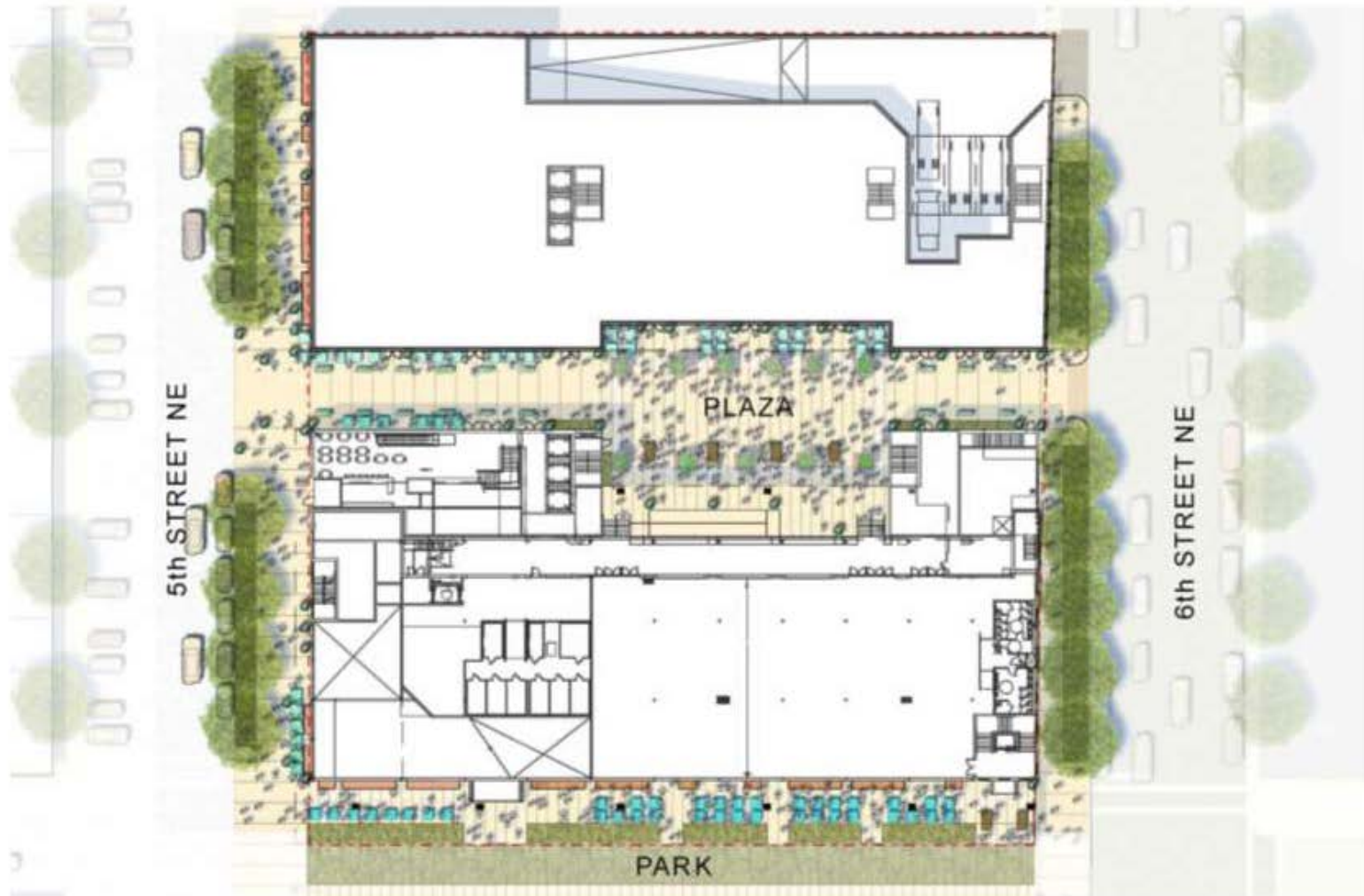
# SITE OVERVIEW

## MAP OF UNION MARKET



# PUBLIC REALM

## SITE PLAN





# 6TH STREET VIEW



## 5<sup>TH</sup> STREET VIEW





## PUBLIC REALM

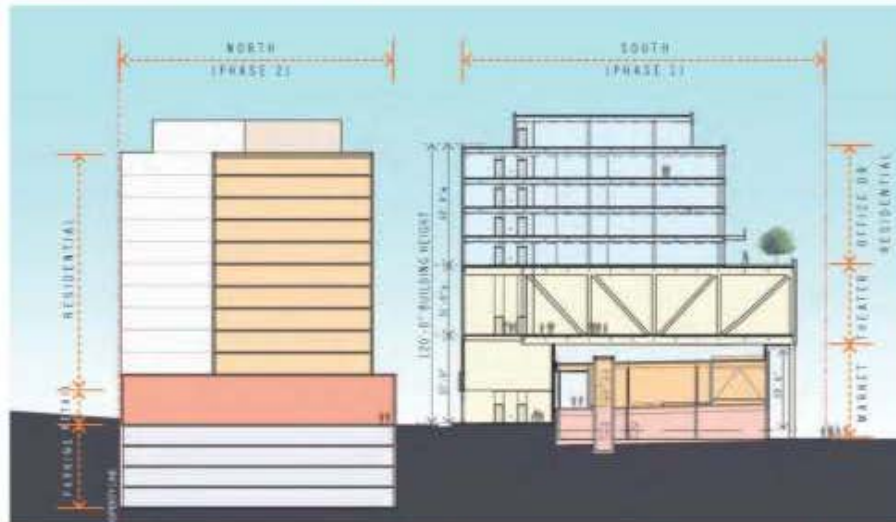


# PUBLIC REALM

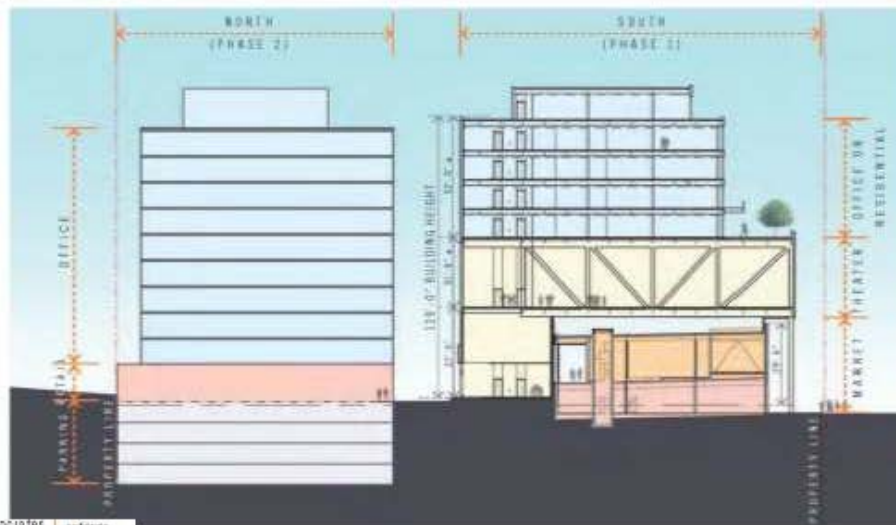


# USE OPTIONS

## BUILDING SECTION



OPTION 1  
NORTH BUILDING OFFICE

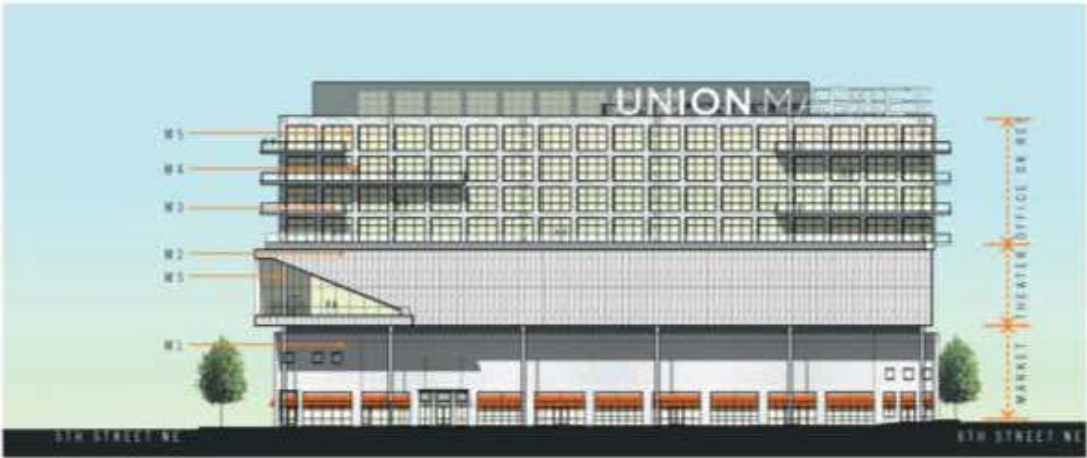


OPTION 2  
NORTH BUILDING RESIDENTIAL



# DESIGN

ELEVATION NORTH - SOUTH



BUILDING ELEVATION A (SOUTH)



BUILDING ELEVATION B (NORTH)